

Market Deeping Town Council – Planning and Highways Committee

Minutes of a meeting of Market Deeping Town Council's Planning and Highways Committee held on Wednesday 2 July 2025 at 7.00 pm. Cllr Dr Byrd presided over Cllr Neilson, Cllr Piper and Cllr Mrs Steel. The Deputy Clerk was in attendance.

At 7.00pm Cllr Dr Byrd welcomed everyone to the meeting and invited the members of the public to address the Committee.

The residents outlined that they had been liaising with a number of planning officers and conservation officers regarding their planning application which had been approved a few years ago. Planning and conservation officers had raised some issues about a few small variations to works that differed slightly to the approved planning application. The residents have submitted a retrospective planning application which is pending.

Pam Steel as member of the public raised concerns about 3 dead trees on Millfield Road.

The Chair thanked the residents for attending.

17. Chairman's Welcome

The Chairman welcomed everyone to the meeting.

18. Apologies for Absences

Apologies for absence was received from Cllr Mrs Jones, Cllr Hughes and Cllr Wey prior to the meeting.

19. To Receive Declarations of Interest under the Localism Act 2011

There were no declarations of interest.

20. Minutes from the Planning and Highways Committee meeting dated 4 June 2025

It was **RESOLVED** unanimously to accept the minutes of the Planning and Highways Committee meeting held on 4 June 2025 as a true and accurate record. The Chairman signed the minutes.

21. Clerk's Report

	Comments
The Town Centre clock had been ordered, delivery date is to be confirmed by the company.	The Committee noted.
Walk the footpaths maps were provided to the committee prior to the meeting for their information.	Cllr Neilson will be walking footpath 7 and would share some photos.

The Deputy Clerk reported that the grass cutting was going well with only a few issues raised.

22. Correspondence

Members had received a copy of the correspondence report prior to the meeting.

Correspondence to be noted – Received up to 2 July 2025				
No.	Received from	Date Received	Subject	Committee Response
1.	SKDC	09.05.25	Record of valid planning applications registered between 2 – 6 June 2025	Noted.
2.	Welland & Deepings Internal Drainage Board	09.06.25	Copy of the drainage boards response to Peterborough City Council's Draft Local Plan 2024-2044	Noted.
3.	LCC	13.06.25	Notification of temporary traffic regulation Order – Market Deeping TTR011161	Noted.

			Road closure Order – Towngate East (Between Linchfield Road and a point 2m west) Period of restriction: 21.07.25 – 01.08.25	
4.	SKDC	16.06.25	Record of valid planning applications registered between 9-13 June 2025	Noted.
5.	SKDC	23.06.25	Record of valid planning applications registered between 16-20 June 2025	Noted.
6.	LCC	24.06.25	Notification of temporary traffic regulation order – Market Deeping/Deeping St James TTR011928 Nature and restriction: Road Closure High Street, Market Deeping and Bridge Street, Deepings St James Period of restriction: 03.08.25 – 03.08.25, 06.00 to 18:00	Noted.
7.	SKDC	25.06.25	Agenda for Planning Committee, Thursday 3 July 2025, 1.00pm	Noted.
8.	SKDC	30.06.25	Record of valid planning applications registered between 23-27 June 2025	Noted.

Correspondence to be acted upon – Received up to 2 July 2025				
No.	Received from	Date Received	Subject	Committee Response
1.	Resident (Tel)	30.06.25	Tescos trees overhanging her garden.	The Committee agreed that a letter is sent to Tescos requesting that the trees are cut back so they are not over hanging resident's properties. The committee also raised their concerns about the overgrown bushes which are limiting visibility at the exit of the car park near the roundabout and the grass at the front of the supermarket is overgrown and litter is gathering in the long grass.
2.	SKDC	02.07.25	SKDC Planning Policy Consultations Local Plan Review – Regulation 18 Proposed Housing and Mixed-Use Site Allocations Consultation (Thursday 3 July to Thursday 28 August 2025).	Cllr Dr Byrd requested councillors try to attend one of the public events that is being led by SKDC. There are events taking place in Bourne, Stamford, Grantham and Market Deeping. Market Deeping's is taking place on 30 July, 14.00 – 17.00pm at Market Deepings Community Library. SKDC will also be hosting an online broadcast on 14 July at 6.00 pm. Information regarding all the public events will be placed on the Town Hall noticeboard and website.

23. Finance

a) Omega Report: Review of performance to date, budget/expenditure/income

The Clerk had provided members with a report prior to the meeting. Cllr Dr Byrd asked members if there were any comments on the omega report and there were none.

Planning

24. To consider the planning applications received up to 2 July 2025, as per SKDC Weekly Planning lists

Ref. no	Application details and address	MDTC response
S25/0952	Applicant: Mr S Robinson Location: The Old Maltings, 9 Stamford Road, Market Deeping, PE6 8AB Proposal: Install conservatory to the rear of the property App Type: Householder SKDC deadline: 26 June 2025	The Committee received an extension to consider this application. The Committee had no objection to the concept of a conservatory. The material used is the decision of the planning officers.
S25/0953	Applicant: Mr S Robinson Location: The Old Maltings, 9 Stamford Road, Market Deeping, PE6 8AB Proposal: Install conservatory to the rear of the property App Type: Householder SKDC deadline: 26 June 2025	The Committee received an extension to consider this application. The Committee had no objection to the concept of a conservatory. The material used is the decision of the planning officers.
S25/0981	Applicant: Mrs Gail Darnes Location: John Eve Park, Market Deeping, PE6 8AB Proposal: S211 Notice to raise 2 cherry trees by approximately 12/15 feet, pull back 3 Maple trees to give clearance of 2-4m and also reduce the height of certain limbs by 3-4m, thirdly, remove 1 decaying Rowan tree near oak grove. App Type: Trees in CA- Section 211 Notice SKDC deadline: 19 June 2025	The committee had no comments.
S25/1016	Applicant: Mr Mee Location: Phase 2, Land at Spitfire Business Park, Northfield Road, Market Deeping, PE6 8GY Proposal: Erection of 3 no new small industrial units (eg B2 and B8 use) including storage, warehouse and associated works App Type: Full Planning Permission SKDC deadline: 8 July 2025	The Committee were concerned that the proposed 3 new units were larger than the existing ones and were further back and therefore closer to resident's properties. The Committee agreed that a response to SKDC planning should be sent requesting that due to the proximity to residential properties the 3 units are no further back than the original units in phase 1 and therefore requests that the proposed 3 new units are brought forward so the back of the units are in line with the back of the units in Phase 1, the units height is no higher than the original units and should be proportionate to those in phase 1. The Committee would also like screen planting as in phase 1.
S25/1069	Applicant: Mrs Dee Cox Location: 27 Meadway, Market Deeping, PE6 8BE Proposal: Single storey, pitched roof, rear extension App Type: Householder SKDC deadline: 15.07.25	The Committee had no comments.

25. Planning applications and their results received up to the 2 July 2025

Ref No.	Application details and address	SKDC Decision
S25/0562	Applicant: Mr Tim Burrows Location: Five Houses, 45 Towngate East, Market Deeping, PE6 8LQ Proposal: Replacement roof, insertion of front dormers, erection of single storey rear extension and garage to side following demolition of existing two storey extension and outbuilding Date received: 27.03.25 Decision date: 10.06.25	Grants Planning Permission
S25/0543	Applicant: Ms James Bosett Location: 34 Godsey Crescent, Market Deeping, PE6 8HX Proposal: Erection of attached two storey dwelling Date received: 25.03.25 Decision date: 16.06.25	Grants Planning Permission
S25/0782	Applicant: Mr Michael Bickford Location: 1 Lamport Close, Market Deeping, PE6 8BU Proposal: Single storey rear extension Date received: 02.05.25 Decision date: 27.06.25	Grants Planning Permission
S25/0825	Applicant: Ms E Postlethwaite Location: Mulberry House, 2 Vergette Court, Market Deeping PE6 8DJ Proposal: Erection of single storey building for guest accommodation and games room Date received: 05.05.25 Decision date: 30.06.25	Grants Planning Permission

26. For members to review the monitoring of approved planning applications

S23/2350 - Cllr Dr Byrd had received a copy of SKDC's response and photographs provided by Cllr Mrs Steel of the previous lights prior to them being replaced. Cllr Dr Byrd would review and, if necessary, discuss with SKDC's planning team.

Highways

27. For members to review reported highways issues.

The Deputy Clerk had circulated a copy of the Highways issue report prior to the meeting.

MDTC Reported Highway Issues – Planning & Highways Committee – up to 2 July 2025				
No.	Highway Issue	Date reported	Reported to	Response
1	Halfleet (between St Guthlac's Church and Towngate) – Significant carriageway deterioration.	22/07/20	LCC Ref 373932	Fix my street details below 23/07/20 – Investigating 23/07/20 – In Progress 25/11/20 – Action scheduled 04/01/21 – Chased up by District Cllr 18/02/21 – In Progress 10.12.21 – LCC reported fixed 05.01.22 Cllr Shelton advised that he would check that the road had been repaired. 07.12.22 – P&H Cttee to check if the work had been carried out by LCC, if not resubmit request for the repair work.

				<p>As requested, the Deputy Clerk has written to the county Councillor for Market Deeping and awaiting a response.</p> <p>Discussed with Senior Highways Officer from LCC on 2 May – awaiting feedback</p> <p>02.06.23 – LCC highways have visited the site and have confirmed that repair work is required. This will be programmed in but could not give a date at this time.</p> <p>10.02.25 – LCC highways informed that the whole road along Halfleet and Church Street will be resurfaced, which is an increase to the original programme but no timescale could be given.</p>
2	Increase in traffic/parking on Godsey Lane following the relocation of the post office. Concern expressed by residents that it is unsafe for pedestrians.		LCC	<p>*Meeting took place with Cllr Shelton, Cllr Dr Byrd, Cllr Mrs Jones, Deputy Clerk and the Senior Highways Officer, LCC on 2 May, awaiting feedback.</p> <p>12.06.23 LCC informed that a written forward planning brief for the parking restrictions to be reviewed outside the post office and around the junction had been sent to the county councillor for approval. Once approved it can be submitted to be included on the programme of works. As it is a substantial programme they cannot provide a timeframe at present.</p> <p>27.02.24 – Deputy Clerk requested an update from LCC highways.</p> <p>05.06.24 – Deputy Clerk reported that LCC Highways were following this up.</p> <p>25.09.24 – Deputy Clerk requested an update from LCC regarding the parking restrictions near the post office and pedestrian crossing points.</p> <p>26.09.24 – LCC checking on progress.</p> <p>Nov/Dec 24 - Safe crossing points have been installed on Godsey Lane.</p>
3	Pavement Gap – Northfield Road	02.05.23	LCC	*As above – ongoing
4	Quiet Lane Status – Millfield Road	02.05.23		*As above - ongoing
5	Stamford Road – trees over the edge of the highways, obstructing view of oncoming traffic for vehicles turning right	05.06.23	<p>Fix My Street 461231</p> <p>491478</p>	<p>05.06.23 – LCC have updated this work out to one of their delivery gangs. LCC will inform when the job is completed.</p> <p>19.07.23 – LCC update “A quick note to let you know that we’re taking enforcement action. This type of action can take a long time to complete so whilst it might not look like we’re working on the issue, we’re being busy behind the scenes. Thanks for your patience. As this progresses, we’ll update you when we can.”</p> <p>10.11.23 – LCC The work’s finished and the issue is now resolved.</p> <p>06.12.23 – P&H informed that this hasn’t been done and requested that this is raised again with LCC.</p> <p>31.01.24 – Reported to LCC via FixMyStreet</p> <p>31.01.24 – LCC reported that they are taking enforcement action and this type of action can take a long time to complete so whilst it might not look</p>

				like we're working on the issue, we're being busy behind the scenes. Stated changed to closed.
6	Stamford Road – Cllrs request for double yellow lines to be installed outside the two new houses due to the narrowness of the road. The yellow lines would not be installed outside existing properties.	06.06.23	LCC	07.07.23 - LCC will review this request once the building work has been completed but believes the narrowing of the road actually is a natural form of traffic calming.
7	Bend on Northfield Road into Blenheim Way.			<p>06.09.23 P&H Cttee requested this be listed on the Highways report for monitoring. The Committee have raised this as an area of concern with LCC on previous occasions.</p> <p>02.02.24 – Two road incidents took place on Friday 2 February 2024. A business in the area has copied in LCC, Police, Lincs Road Safety Partnership and the district councillor.</p> <p>09.02.23 Two further road incidents reported by local business to LCC/Police/District Councillor.</p> <p>12.02.24 Deputy Clerk contacted LCC Highways as per P&H Cttee's request for immediate safety measures to be installed at this location.</p> <p>21.02.24 – LCC responded and informed that they have carried out interim measures to address concerns, including lining improvements and vegetation clearance so warning signs are more visible. Works are underway to review the speed limit on Northfield Road and works are also planned to re-texture the road surface and improve skid resistance later this year.</p> <p>01.05.24 – LCC consulting on reducing the speed limit to 40mph on Northfield Road.</p> <p>01.05.24 – P&H Cttee resolved unanimously to request that the speed limit is reduced to 30mph due to the new housing development and future housing developments along Northfield Road.</p> <p>29.05.24 – Consultation response sent from P&H Cttee to LCC.</p>
8	Resident – SKDC lamp post 11, front cover open. Location: St Guthlac's Avenue, Market Deeping	25.10.23	SKDC	25.10.23 SKDC investigating. Taped up by Park Keepers as an interim measure.
9	Light not working near Tescos.	20.02.24		<p>Clerk contacted and requested superstore repair as Town Council had received a number of concerns about the light not working. Lamp is not managed by LCC and appears to be on the superstore land.</p> <p>23.2.23 Tesco's have reported light to their maintenance team and will advise when work has been carried out.</p>
10	Cllr reported a broken bench located in St Guthlac's Avenue. The	04.10.24	FixMyStreet Ref 4198498	SKDC referred the matter to LCC.

	bench is not owned by MDTC			
11	Old Baston Fen Road accessed from Outgang Road	3.3.25	Fix My Street Ref 7211855	
12	Flytipping – Greatford cut	4.3.25	Fix My Street Ref 7222692	

Cllr Dr Byrd requested that the three dead trees on Millfield Road and the fallen tree near Stamford Road is reported on FixMyStreet and added to the Highways Report.

28. For members to review South Kesteven District Council's Local Plan (Reg 18)

The Committee had received a copy of SKDC's consultation dates which commences on Thursday 3 July 2025 to 11.59pm on Thursday 28 August 2025. A number of public events are taking place within that timeframe and these will be advertised on the Town Hall noticeboard and website. The Committee agreed that to enable the council to consider a response an Extra Ordinary Planning and Highways Committee should take place on 30 July. Cllr Dr Byrd will write a draft response for the committee to consider. Cllr Dr Byrd also requested that an Extra Ordinary Full Council meeting is arranged to ratify the response, dates possibly 13 or 20 August. It was agreed to discuss these potential dates at Full Council on 9 July.

29. For members to consider speed device quotes

The committee considered the speed device quotes and agreed that further research with councils that have these types of devices should be sought. If recommendations are received in time for Full Council and are positive the committee would like Full Council on 9 July to approve the purchase of 2 new devices. The existing speed devices are no longer available to purchase.

Conservation Area

30. For members to review any issues relating to the Conservation area

The committee were concerned that a considerable amount of activity had been taking place at a property in the conservation area and it is believed that no planning application has been submitted. The Committee agreed that this should be brought to planning's attention.

Cllr Byrd requested that advice should be sought from Planning to establish if planning permission is required regarding the new replacement clock, this is to replace the damaged clock which has been removed from the Town Centre. The location of the new clock will be in the same location but it is higher and of a different design.

31. For members to review any matters arising from the public session

Cllr Dr Byrd agreed with the residents that she would review the information that they had provided and meet with them to discuss.

32. To consider items for inclusion on the agenda for the next meeting

- As discussed in the meeting an Extra ordinary Planning and Highways Committee meeting is to be organised on 30 July at 5.00pm to discuss the response to SKDC's proposed housing and mixed-use site allocations. If any planning applications are received between now and 30 July these will be considered at the meeting.

There being no other business, Cllr Dr Byrd thanked everybody for their attendance and closed the meeting at 9.05pm.

Chairman signature.....

Date.....